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Redevelopment Board Minutes 02/07/2011

Minutes of Monday, February 7, 2011
Arlington Redevelopment Board
2nd Floor Conference Room, Town Hall
Approved 3/14/11

Members Present:
Michael Cayer
Bruce Fitzsimmons
Chris Loreti, Chairman
Andrew West

Mr. Loreti opened the meeting at 7:00pm with a Symmes update. The Board discussed advertising in the real estate trade press to generate developer interest in Symmes. Ms. Kowalski would draft an advertisement for the Board's review.

Beth Ann Friedman from the Symmes Neighborhood Advisory Committee asked how much discretion the Board has to change the Land Disposition Agreement. Mr. Loreti replied that he understood that the Board had full authority to do so, and asked Ms. Kowalski to investigate and confirm this for the Board.

The Board then discussed vote language for the zoning warrant articles. The Board asked that the Conservation Commission present photos of the two proposed locations to add to the wetlands overlay map.

Regarding the warrant article to put 23 Maple Street under the jurisdiction of the Board of Selectmen and to sell the property, Mr. Fitzsimmons said he was not advocating sale, but would urge a down-zoning to R4 from R7 if it were sold. He further noted that the Theosophical Society has an easement across the parking lot behind 23 Maple Street. The Board asked Ms. Kowalski to check the leases for the Central School to determine whether the parking on the 23 Maple Street site was included in the leases for the Central School.

Mr. Loreti asked for a summary of how 23 Maple Street came to the Redevelopment Board. He commented that 23 Maple Street is an under-sized lot and cannot be further subdivided since it's already non-conforming. He reminded the Board that they had earlier asked for an opinion of value on 23 Maple Street for sale and for fair market rent. Mr. Loreti asked that the plans for leasing proceed, and that we not wait to the last minute. The Board also asked for the value of capital improvements to date, and capital improvements planned. Ms. Kowalski would also coordinate a walk-through of the Central School for the Board.

The Board reviewed the work tracking report. Mass Ave would be added back to the report. Mr. West is the Board's liaison to the Mass Ave Review Committee.

Mr. Cayer asked that the Board discuss at a future meeting the ARB's role and responsibilities, and the community's perception of the Board.

Mr. West asked that the Koff study vision and action plan be forwarded to all members.

Ms. Kowalski would provide examples to the Board of the form that mixed use developments can take.

The Board agreed to pursue each planning & zoning workshop item in greater detail at future workshops throughout the year, with a Mill Brook District agenda item at a meeting in the near future.

Mr. Fitzsimmons then moved to approve the minutes of January 24, 2011. Mr. West seconded and all voted in favor.

Mr. Fitzsimmons moved to adjourn. Mr. Cayer seconded and all voted in favor. The meeting adjourned at 9:48pm

Respectfully submitted,
Carol Kowalski
Secretary ex Officio